

\$515,000 - 2245 Las Vegas Trail, Navarre

MLS® #986995

\$515,000

3 Bedroom, 3.00 Bathroom, 2,546 sqft

Detached Single Family on 0.93 Acres

VIZCAYA 2ND ADDN, Navarre, FL

UNDER CONTRACT WITH A KICKOUT CLAUSE -Set on nearly an acre and one of the highest elevation points in Navarre, this beautifully maintained property offers privacy, space, and versatility â€” all less than 3 miles from the beach. The double lot backs up to county access, so there are no rear neighbors, and the peaceful backyard makes the most of its natural setting.

Inside, you'll find 3 spacious bedrooms, 3 full bathrooms, and multiple living spaces including a renovated office and bar area (2023). A sunken living room with fireplace, a split bonus room with French doors, and a finished garage with A/C give you options for working, entertaining, or relaxing. The kitchen was updated in 2021 with new appliances, lighting, and backsplash, and major systems including the roof (2020), HVAC and ductwork (2020) water heater (2024), and electrical panel (2024) have all been taken care of.

A separate garage + workshop with a two-post automotive lift is ideal for vehicle storage or hobbies. There's also ample space to park an RV, boat, or extra vehicles with no HOA restrictions.

The surrounding neighborhood is known for its quiet atmosphere and welcoming neighbors who help create a strong sense of community.

Plan: Schedule a private tour and explore how this well-maintained property can fit your



vision.

Built in 1987

Essential Information

MLS® #	986995
Sold Price	\$515,000
List Price	\$499,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,546
Acres	0.93
Year Built	1987
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Ranch
Status	Sold

Community Information

Address	2245 Las Vegas Trail
Area	11 - Navarre/Gulf Breeze
Subdivision	VIZCAYA 2ND ADDN
City	Navarre
County	Santa Rosa
State	FL
Zip Code	32566

Amenities

Utilities	Community Water, Septic Tank
Parking	Boat, Guest, Oversized, RV Access/Parking, Garage
# of Garages	2

Interior

Interior Features	Breakfast Bar, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Private Yard
Lot Description	Cleared
Construction	Block

School Information

Elementary	Holley-Navarre
Middle	Holley-Navarre
High	Navarre

Additional Information

Days on Website	341
Zoning	Resid Single Family

Listing Details

Listing Office	LPT Realty LLC
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